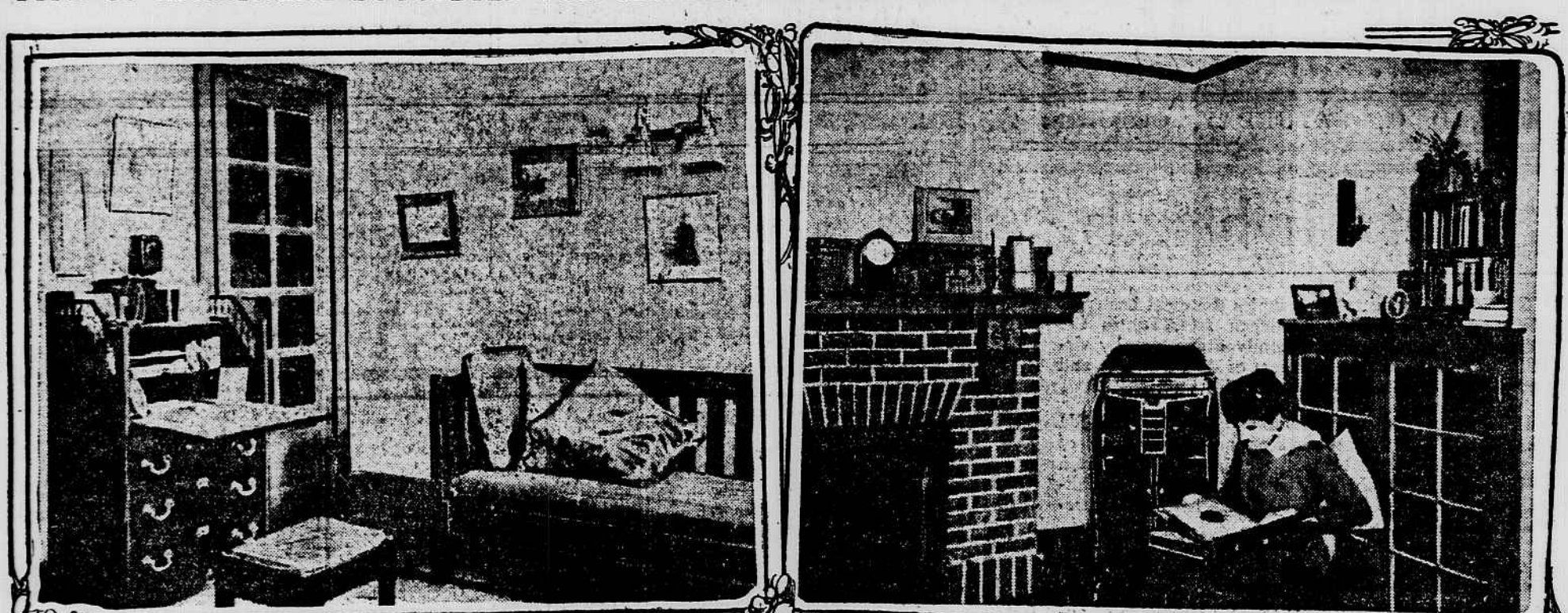


TYPE OF APARTMENT SUGGESTED FOR CLERKS, TEACHERS AND OTHERS RECEIVING MODERATE SALARIES



UPPER—CORNER OF LIVING ROOM, SHOWING GLASS PANELED DOOR LEADING TO HALLWAY.

LOWER—VIEW OF KITCHENETTE FROM LIVING ROOM. DOOR TO PASSAGEWAY LEADING TO BEDROOM ALSO SHOWN.



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DESCRIBES AN APARTMENT FOR LOW-SALARIED PEOPLE

Lewis L. Young Suggests Type of Building He Believes Would Prove Profitable If Erected in Washington.

A description of an apartment building containing suites of one and two rooms, bath and kitchenette, that can be rented at prices which place them within the reach of clerks and teachers who receive salaries ranging from \$60 to \$84 a month, has been prepared for The Star by Lewis L. Young of this city. The building which he describes is located in Brooklyn, N. Y., and Mr. Young believes that structures of the same type, if erected in this city, would prove a good investment for their builders. The rents charged for the suites in the Brooklyn apartment range from \$22 to \$30 a month. Mr. Young's description of the building follows:

"It is a common experience in cities where office workers, school teachers and other modest-salaried people constitute a large portion of the population, for the individual homeseeker to find small apartments either so high priced or objectionable as to features that there is no alternative but to endure the privations of a boarding or rooming house. While the roomer pays for a square furnished room in a good neighborhood an amount equal to that asked for a similar private apartment of four or five rooms, kitchenette apartments of two or three rooms cannot be obtained for the rental of the larger lower-priced apartments. To meet the demand of people unable to rent expensive small suites or care for inexpensive large apartments, an improvement was recently made in Brooklyn, N. Y., containing small apartments which rent for the price of a furnished room and a central dining hall where meals may be obtained at table board rates. The experiment was made for the purpose of obtaining a satisfactory return on the investment and has evidently been found to be a paying proposition.

Has Central Dining Hall.

"The suites are rented unfurnished and without service. The plan allows tenants to live here as in a housekeeping apartment or hotel as choice dictates. Breakfasts may be prepared in the apartments and the rooms cared for by the occupants, or all meals may be taken in the central dining hall, and if daily maid service is desired, it can be obtained by engaging the janitress or a cleaner who visits the building for the purpose. "Hall attendant service is provided, a maid being stationed in the entrance hall to admit and remove callers, answer inquiries and attend to deliveries. As most of the tenants seldom leave their homes, the building is equipped with laundry and other tradesmen call, a specially constructed hall seat, having cupboards, in which tenants may put parcels to be called for or delivered during their absence. There are also the customary individual letter boxes, public telephone and private system communicating with apartments.

"The convenient arrangement of the rooms, useful features and tasteful decorations make these apartments unusually homelike. The building is a three-story structure, with a central dining hall, a living room and one or two bedrooms, in addition to a kitchenette, bath and hall. The suites are designed to afford separate sleeping rooms, in addition to a sitting or living room, in which breakfasts may be served and visitors received, the two-room suites being intended for individuals living alone, and the three-room apartments for couples or companions residing together.

All Outside Rooms.

"There are all outside rooms, including the bathrooms and kitchenettes. From every apartment is a view of the street, a feature made possible by the plot, a corner, one adjoining the spacious grounds of a church occupying the adjacent corner. Communicating with the living room of each apartment, the kitchenettes have built-in cupboard, pan closets, drawers and drain boards, besides refrigerator and cold running water and connection for a small gas stove, all of which are within arm's reach.

"Built in the recessed space between clothes closets are book shelves sufficiently deep to be used as a china cabinet. If the occupant has a bookcase among his furnishings, or as a clothes chest if it is desired to use the room for sleeping. There are trunk size closets, and also wardrobes with separate overhead storage chest built along the connecting passage between rooms. An unusually convenient cabinet, having a mirror door built in the tiled and modern equipped bathroom; hardwood floors in all the rooms and a capacity over bedroom doors are features. The owner installed nickel towel racks, soap and paper holders, put up poles for window and door hangings and furnished shades, screens and awnings.

"The central dining room is sufficiently large to accommodate all the tenants of the building in addition to a number of transients. It is provided with small tables and has a capacity for seating a hundred guests. Intended for the convenience of people who have little time and inclination for preparing dinners themselves, it was provided to do away with the necessity of going out for meals, and the apartments are rented only to applicants who desire to patronize the dining hall at least to the extent of regularly taking dinner there. While many of the occupants prefer to avail themselves of the privilege of light housekeeping and prepare breakfast in the kitchenette, the central dining hall is well patronized by a number of tenants and outsiders regularly taking all their meals there.

Showy Elegance Missing.

"The showy elegance and cheap finish characteristic of some modern buildings are conspicuously absent. The fireplaces, finished with tapestry brick and having a shelf of simple design, the broad twin windows, the built-in bookcases and living room doors with small panes of glass, the rough finished walls tinted with a greenish-gray that tends to lessen the sense of the bounds of the rooms, the plain trim of the doors and windows, the built-in hardware in keeping with the finish—all combine to give these apartments a quaint and unique finish. The building has one of those pleasing exteriors of dark red brick and limestone trimmings, a tastefully treated entrance designed after a colonial doorway being a decorative feature.

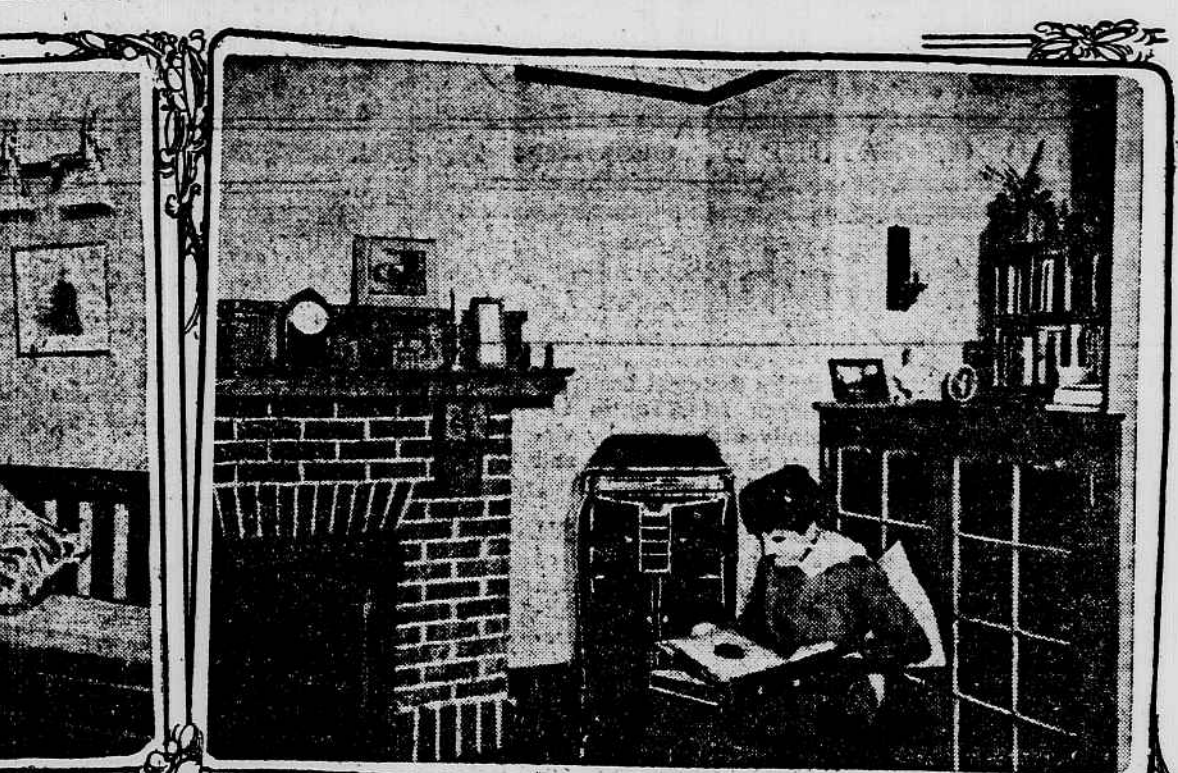
"Finished and conducted in a manner calculated to appeal to people whose education and tastes unite to make refined surroundings essential, a class of tenants has been obtained that gives the house a high character. The tenants, but childless couples and single men, who find these apartments make desirable bachelor quarters. The accommodations this unique improvement affords are far superior to those of a rooming house and are decidedly more desirable than keeping house in rooms of unremodeled dwellings having no facilities for light housekeeping.

In Convenient Location.

"Built in a conveniently located neighborhood, where sites occupied by antiquated and unprofitable frame dwellings may be had comparatively cheap, and with its interior arranged with ingenious compactness, the improvement has demonstrated the possibility of providing the conveniences of modern apartment hotel accommodations, minus their luxuriant appointments, within the means of the average boarder. The living rooms of the apartments are the size of a square room, and the bedrooms are equal to a bedroom in a private house. The kitchenettes and bathrooms each occupy hardly more space than that required for a spacious clothes closet.

Ten Apartments on Floor.

"There are ten apartments on each of the three upper floors, reached by two stairways leading from the entrance hall. On each of the landings of both stairways are five entrances to as many apartments. In the basement are a large modern kitchen and janitor's apartment, besides a laundry and individual storerooms for tenants. Two dumbwaiters serve the entire building, and, like the entrances to the apartments, on the landings of the stairways are five entrances to as many apartments. In the basement are a large modern kitchen and janitor's apartment, besides a laundry and individual storerooms for tenants. Two dumbwaiters serve the entire building, and, like the entrances to the apartments, on the landings of the stairways are five entrances to as many apartments.



UPPER—CORNER OF LIVING ROOM, SHOWING FIREPLACE AND BUILT-IN BOOKCASE IN RECESSED SPACE.

CENTER—CORNER OF LIVING ROOM, SHOWING DOOR LEADING TO PASSAGEWAY CONNECTING WITH BATH AND BED ROOMS. BUILT-IN WARDROBES AND STORAGE CLOSETS ARE LOCATED ON EITHER SIDE OF PASSAGEWAY.



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SAYS SLEEPING PORCH IS MOST USEFUL FAD

Development of Outdoor Rooms Is Outlined by St. Louis Writer.

It is quite true that the American people have been and are at times subject to the craziest fads ever heard of, but among the many useless fads adopted in our country there occur occasionally one or two which prove of general benefit to mankind. One which has become very popular in the past five years and is of especial value is the sleeping porch, says a writer in the St. Paul Pioneer Press.

Until recently no one ever heard of sleeping in the open except in the case of consumptives or campers. Then a short while ago some one had a flash of genius and asked if sleeping in the open were good for consumptives, why was it not good for persons in normal health?

Gradually as the craze was accepted and slowly spread men and women all over the country began to utilize the tops of their verandas and all odd little porches for sleeping purposes. After a while the wealthier followers of the fad started to build sleeping porches to their homes. These were constructed more or less like ordinary rooms with heavy roofs and walls, but the upper half of these walls was left open. The fittings in some of these outdoor rooms were as beautiful as those in any of the indoor rooms.

Fresh Air Beneficial.

The benefit of this fad is so patent that it seems almost unnecessary to explain wherein it lies. To breathe the free, unadulterated air all night long is the most strengthening way to sleep, and it is safe to assert that no child brought up in a sleeping porch will ever have a tendency to weak lungs.

Young children who are unaccustomed to sleeping in the open should be started on their sleeping porch careers in the hottest weather and gradually worked up to the winter weather. In this way they become accustomed to the gradually increasing cold, and far from being dangerous for them to sleep in the open, it is highly healthful, but only under the above-mentioned conditions. To put a young baby out on a sleeping porch for a cold night without any previous experience is quite enough to kill it.

Popular With Suburbanites.

Every suburbanite and country mother should form the sleeping porch habit for herself and her children during the summer months. No matter how small a cottage the home may be, it is sure to have some kind of porch which can be utilized for this purpose.

For the city dweller, unhappily, the sleeping porch is an unachievable goal unless one happens to have the means to own a house. A great many of the brownstone houses have porches in the rear, usually on the third or fourth story. These can be utilized in the manner described by the owner of the house if it be a private home, or by the occupant of the room if the house is let off in sections to outsiders.

The uncovered porch is rather a disturbing place on account of possible rain, which may drench bedclothes and not, but if our readers care to chance it they can easily protect their bedding from the wet by spreading large sheets of oilcloth over their cots. Then if they are awakened by rain pattering on their faces two minutes' time will find the safe indoors with their cots perfectly dry.

Boys' Social Register.

From Lippincott's.
Willie's Mamma—Is James a nice boy for you to play marbles with?
Willie—Sure! I beat him every time.

'MOVIE' THEATER TRADED

Frank G. Davidson Becomes Owner of Property on U Street Northwest.

A trade has been consummated whereby H. Kirkus Dugdale becomes the owner of thirteen dwellings on 7th and 8th streets and Florida avenue northeast in return for property on U street between 14th street and Fortner place northwest.

The U street property is improved by a two-story building having a frontage of 51 feet and a depth of 85 feet. The ground floor contains a motion picture theater and office rooms occupy the second floor.

Mr. Dugdale was represented in the transaction by J. W. Craig and George Y. Worthington represented Frank G. Davidson, the owner of the dwellings. The properties were traded at a valuation of about \$42,000 each.

For Sale—New Downtown Dwelling,

1241 12th St. N.W.

2 stories, cellar, attic, 8 rooms, bath.

Lot 19.9x94 to alley.

Electric light, hot-water heat, concrete porch in front, 9-ft. double back porches.

HARDWOOD FINISH FIRST FLOOR.

A substantial reduction in price for good cash payment.

Inspect Tonight or Sunday.

H. L. RUST,
1400 H Street Northwest.

See if You Can Equal This

A remarkably well constructed home containing more and better features than ever offered the homeseeker for the price in a select section of the northwest.

6 Large Rooms and Bath.

Price, \$4,375

Easy Home-owning Plan.

Only One Left. Exhibit Home Open.

3614 New Hampshire Ave. N.W.

5 in Course of Construction. 1 Sold.

Price, \$4,500.

N. L. SANSBURY CO.

Exclusive Agents.

721 13th St. N.W.

For Sale—

No. 5631 Colorado Ave. N.W.

Just North of the 14th Street Car Loop.

HIGH-CLASS SECTION.

House Now Completed.

DESCRIPTION—FIRST FLOOR—Large reception hall; parlor with open fireplace and handsome mantel; attractive dining room; kitchen and large pantry. Large front porch, dining room porch and kitchen porch.

SECOND FLOOR—Four large bedrooms; tiled bath; large closets and sleeping porch, 8 by 28 feet.

THIRD FLOOR—Two bedrooms and storage.

Oak floors on first floor; edge grain Georgia pine on second. Hot-water heat; electric light and gas. Hardwood "woodwork" on first floor; white enamel on second floor. Attractive fixtures and decorations; slate roof. Large lot to alley in rear.

The price and terms will please you. Don't miss seeing this home.

Open Sunday afternoon, or phone for automobile any time, or ride to end of 14th street car line and walk two squares north on Colorado avenue.

H. L. THORNTON,

Phone Main 7403. 301 Southern Bldg.

DON'T FAIL TO SEE THESE Homes Without Competition

The purchase of a home is with most people an important event, and upon the right selection from the many properties offered depend the comfort and happiness of the family for years.

In looking over the field, if you should be so fortunate as to find a house that has for the price No Competition in

Environment
Architectural Beauty
Convenience of Plan
Construction
Finish and Equipment

It would seem useless to continue the search. We believe an inspection of our Beautiful Colonial Homes on Quebec Street, overlooking Soldiers' Home Park, will convince you that they are absolutely beyond all competition in all these respects.

8 Large Rooms and Bath, 22 Feet Wide, Strictly High Grade in Every Particular

Price, \$5,500 Easy Terms

Take 9th street car to Quebec street, and walk two squares east. Sample home open daily and evenings.

Kennedy Bros., Inc.

Owners and Builders,
1334 "H" Street N.W.

6-room Homes, \$4,750

FIVE RESIDENCES SOLD

House at 3909 Ingomar Street, Chevy Chase Heights, Brings

\$9,250.

Sales of five residences were announced today by the firm of Boss & Phelps, real estate brokers. The detached residence at No. 3909 Ingomar street, Chevy Chase Heights, has recently been sold by Jacob S. Gruver, through Boss & Phelps, to Mrs. Margaret H. Burrell, who will occupy the house as her residence. The house contains ten rooms and two baths, is heated by hot water and lighted by electricity and gas. The lot has a frontage of nineteen feet by a depth of 140 feet. The price of the two houses was \$8,000.

The semi-detached residence, 1412 Irving street northwest, has just been sold by the firm for Abe Blumenthal to Capt. Peter R. Davis. It contains nine rooms and will be occupied by Capt. Davis as his home. The firm reports the sale of 3909 Windom place for Charles E. Poole of Adamstown, Md., to Mrs. N. A. McClellan.

Domestic Item.

From Judge.
"My house is so well organized," said Mrs. de Graw, "that I don't go into my kitchen once in a week."

"That's the pleasant way she put it," her husband explained. "As a matter of fact, she's afraid of her cook."

Ten Apartments on Floor.

"There are ten apartments on each of the three upper floors, reached by two stairways leading from the entrance hall. On each of the landings of both stairways are five entrances to as many apartments. In the basement are a large modern kitchen and janitor's apartment, besides a laundry and individual storerooms for tenants. Two dumbwaiters serve the entire building, and, like the entrances to the apartments, on the landings of the stairways are five entrances to as many apartments.

Saul's Addition

To the City of Washington,

Not a Suburb, But a Part of the City Itself.

Devoted Exclusively to Attractive Detached Homes

Before You Buy Inspect

This Superb Home

1311 EMERSON ST. N.W.

10 Rooms and 2 Baths

Accommodating

Terms

Branch Office, 14th and Decatur Sts. N.W.

N. L. SANSBURY CO.

Exclusive Agents.

721 13th St. N.W.

Awakened.

From the Penn State Press.

Billy—Do you believe in signs?

Milly—Yes, indeed.